



Date: October 28, 2020

Your Worship and Members of Council,

Infinity Properties is proud of the efforts to date to make the vision of the North Nechako Neighbourhood Plan (NNNP) a reality. The Neighbourhood Plan process began in 2017 and represents a comprehensive land use plan that was developed through a collaborative effort between the developers, L&M Engineering Limited, the City of Prince George, and surrounding North Nechako Road neighbours. The NNNP itself was created in order to establish a comprehensive and consistent vision for one of the fastest growing areas in our community and to provide the City, developers and residents with a long range plan to guide future development in the area. To ensure that future development within the subject area appropriately addressed these needs, technical reports were requested from qualified professionals to assist with the geotechnical, civil and environmental assessments during the planning process for the NNNP. These reports were then applied to determine appropriate housing forms and densities, parkland and trails, environmentally sensitive areas, commercial areas and infrastructure expansion, such as roads and utility services for the area, which have been reflected in the application before you.

The purpose of this application is to rezone the subject property to facilitate the range of uses envisioned by the NNNP. Purposeful steps were taken when identifying the proposed zoning amendments to ensure that the policies that were approved by Council during the adoption of the NNNP and the corresponding amendments to the OCP in October of 2019 can be successfully implemented. By working closely with Administration, we are confident that the policy and intent of the NNNP and OCP documents are reflected by the proposed zoning districts. As such, the goals and proposed densities for single and multi-family residential development, commercial development, parkland dedication and environmentally sensitive areas are upheld as a result of this application and made achievable through future development stages.

Specifically, this rezoning application will solidify the extensive policy planning efforts from the Neighbourhood Plan process in the following areas:

- **Housing:** The Neighbourhood Plan supports an overall density ratio of 54% low density residential and 46% medium density residential with an overall projected population of

2334 people at full build-out. This rezoning application identifies areas for low density residential land uses that will be comprised of single detached housing with larger lot sizes that are similar to the surrounding Edgewood Terrace and North Meadows neighbourhood. This density range also permits two-unit dwellings at strategically placed locations such as larger corner lots, along collector roads and near amenities. The medium density residential land uses identified by this application may be comprised of row-housing, four-plex housing, two-unit housing as well as single detached housing at key locations near the school, park and commercial nodes.

This application will provide for a variety of housing types to be developed within the subject area in order to preserve housing choice availability and create a complete community that is accessible to people from all age brackets and socio-economic groups, which is consistent with the Official Community Plan and the NNNP.

- **Commercial:** The proposed C4: neighbourhood commercial zone has been located at the northwest corner of the Plan area at the intersection of North Nechako Road and Foothills Blvd. The location of this commercial area will afford all residents of the North Nechako area as well as those coming to and from the Hart the convenience of having neighbourhood commercial establishments close by. Once rezoned, the development of this commercial land use would be supported by policies in the NNNP that encourage the development of neighbourhood commercial buildings that are local-serving, pedestrian-orientated and have street fronting buildings that offer a high standard for building design, landscaping and user experience.
- **Parkland:** This rezoning application includes a 2.8 ha Neighbourhood Park, which was identified as a priority for the area during the Neighbourhood Plan process. The placement of the neighbourhood park is consistent with the provisions outlined within the 2017 City of Prince George Parks Strategy as it is located adjacent to Edgewood Elementary school and residential uses and is intended to provide park land and open space recreation opportunities for residents within walking distance of their homes.

In addition, an extensive trail system proposed to be placed around the perimeter of the subject area through the AG: Greenbelt, P1: Parks and Recreation zones and augmented in some cases by pedestrian walkways and sidewalk connections, which provides connectivity between natural greenspaces and built-areas for pedestrians and cyclists. The proposed trails and pedestrian walkways also work to connect users to adjacent areas including the Nechako Riverfront Park, Edgewood Elementary School, as well as the Edgewood Terrace and North Meadows neighbourhoods. The Nechako River Greenway also includes the retention of the existing rustic trail system along the

Nechako River, which will serve as a natural buffer between residential lots and the river while providing a valuable amenity to residents.

- **Environmental:** The proposed rezoning is consistent with the NNNP and OCP by acknowledging the environmental features within the neighbourhood, not as barriers to development, but rather as the basis within which to create a diverse and complete community. The environmental features of the subject area include the Nechako River and Nechako River Greenway.

The Nechako River Greenway was proposed as a result of the environmental analysis that formed an integral part of the NNNP and is proposed to be zoned AG: Greenbelt by this application. The environmental analysis followed DFO guidelines to determine an appropriate riparian setback from the top of bank in order to protect fishery values, riparian functions as well as wildlife features. The DFO guidelines state that 15 m from the top of bank is required in order to protect fishery values from residential development. In addition to the riparian functions, wildlife frequents the area, so the environmental analysis determined that a 30 m setback from the top of bank was suitable for this area. Additional policy to protect the 30 m setback during future development is outlined within the NNNP.

- **Traffic:** The Neighbourhood Plan process acknowledged early in the process that the way roadways are planned within neighbourhoods strongly influences the way people choose to get around. The transportation network plan was designed to help foster a design that makes all modes of transportation safer and more comfortable for people of all ages and abilities. As such, the Neighbourhood Plan included an extensive traffic design process that created an efficient and safe network of local and collector roads, sidewalks, trails, pedestrian walkways and traffic calming measures.

To ensure that the proposed development would not negatively impact future residents, existing residents of the Edgewood and North Meadows neighbourhoods, commuters to Edgewood Elementary School and existing traffic volumes along North Nechako Road, L&M conducted an extensive Traffic Impact Study (TIS). The TIS analyzed 6 proposed and existing intersections along North Nechako Road and Foothills Boulevard to determine potential impacts to the existing road network and also identified the required improvements to the road network as a result of the development of the Plan area. As a result of the analysis, recommendations regarding turn lane warrants for 6 intersections were made.

This application represents the one of the last key steps in realizing a long term vision for the North Nechako Road area that were set in motion in 2017. Through this rezoning application we are requesting your permission to implement the policies of the North Nechako Neighbourhood Plan and to begin the planning the next steps toward construction of the NNNP area, bringing this comprehensive planning vision to fruition.

Infinity Properties have maintained a commitment to excellence in Prince George through subdivision design, quality customer service and an investment into public infrastructure. This commitment will be continued into all future phases of the North Nechako subdivisions to ensure this new première neighbourhood meets the vision of the Plan and exceeds the expectations of the community. We are confident that the proposed zoning amendments will provide a new form of mixed use development to this area of our City that will be utilized and enjoyed by all residents of Prince George.

We would like to thank Tristin Deveau, Planner, as well as Administration for their support and assistance with this application to date. We would also like to thank Your Worship and Council for your time and consideration of this application and, of course, the public for their significant investment of time and interest throughout the duration of this process.

Sincerely,



Josh Turner, Development Manager

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